

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting **December 1, 2003**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Dan Hickey-Fire Services, Michael Springstead-Springstead Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes of the November 24, 2003 meeting.
Mrs. Keenum seconded the motion and the motion carried.

Old Business

Villages Financial Center – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., and Marty Dzuro, Grant and Dzuro, were present and requesting final plat approval on a 6-lot/3-tract subdivision. The issue regarding the dedication of the public roads has been resolved. Copies of all regulatory agency permits need to be submitted. The list of itemized costs has been submitted and needs engineering approval. Instead of posting a bond, the Villages will post a CD to assure completion of the improvements. That documentation needs to be submitted to Attorney Neal for her review. Lots A-F are proposed to be sold and the responsible owner will maintain each tract. A sign license agreement will be required between the Public Works department and property owner for the placement of a sign on tract 2. The drainage/utility easement was discussed. The lots need to be removed from the owner dedication. Tract 3 needs to be added to the notes on the face of the plat, which contains a lift station maintained by the utility company. The requirement of a Property Owner's Association was discussed. Tract 1 is an out parcel that was left over after the rest of the property was divided into lots and tracts. Tract 1 is proposed to be utilized as a lot, so the designation will be changed to "Lot 1" to distinguish it from those tracts that will be retained by the owners. The ownership of each tract needs to be specified in the notes. This project will be scheduled for the December 16, 2003 BOCC meeting.

Mr. Helms moved to approve the final plat, subject to a revised plat being submitted addressing all attorney and staff comments, the engineer's approval of the itemized costs and the attorney's approval of the CD documentation. Mr. Lukert seconded the motion and the motion carried.

New Business

VOS: Unit 91 – Major Development – Engineering Plan Review

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting engineering approval on a 168-unit subdivision. The engineering comments were discussed. A right-of-way for the cul-de-sac improvements on Sunset Pointe Boulevard was discussed. A reference to the construction detail manual will be added to the plans. The striping detail/pedestrian crossings on Sunset Pointe Boulevard will be added. The offset distance for the hydrants is needed. The spelling of Sunset Pointe will be corrected on the plans. A speed limit sign on Bailey Trail is needed. The minimum horizontal curve radius for Pelican Path and Straton Way fall below green book standards; therefore signs will be posted reducing the speed limit at these locations. The vertical curve distances will meet the green book standards. All regulatory agency permits are required.

Mr. Springstead moved for engineering plan approval, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

VOS: Laurel Manor Recreation Center and Office Park - Major Development - Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting engineering approval on a recreation center and office park. Engineering comments were discussed. A reference to the construction detail manual will be added. The cart path shown on the plans winds in and out of the County right-of-way. The DRC members had stated in a previous meeting that it must be removed from the right-of-way. Stormwater pipe material specifications need to be listed on the plans. An improved path needs to be provided from the handicapped parking area to all the buildings. The proposed sidewalk cross slope at the intersection to the existing tunnel crossing C-466 needs to be checked. The grading around the handicapped parking spaces at the recreation center and pool area need to be shown. The potable and non-potable water meters need to be clarified. A fire hydrant needs to be added near Building P. The engineer recommended security fencing be placed around the water plant. The developer will check with DEP regarding their fencing regulations. All regulatory agency permits are required. The proposed use of the lots shown on the plans was discussed. Mr. Head stated the lots are not planned to be sold. The DRC members advised that any future plans to sell them would require platting or condominium documentation. Building separation requirements were discussed. NFPA requires a minimum 20' separation between buildings and 10' from the property lines. Mr. Hickey will check with Chief Tucker regarding the distance between each proposed building.

Mr. Springstead moved for preliminary and engineering approval, subject to revised plans being submitted that address all comments, including removal of the cart path from the right-of-way, and BOCC approval of the preliminary plans. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 85 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 100-unit subdivision. Staff and surveyor comments were discussed.

Mrs. Keenum moved for final plat approval, subject to a revised plat being submitted addressing all comments. Mrs. Howard seconded the motion and the motion carried.

VOS: Unit 79/First Addition – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 2-tract subdivision. Staff comments were discussed. The purpose of this plat was due to these tracts/roads being left out in the previous plats.

Mrs. Keenum moved for final plat approval, subject to a revised plat being submitted addressing all comments. Mr. Helms seconded the motion and the motion carried.

VOS: Bailey Trail/Phase 2 - Major Development – Preliminary and Engineering Review

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to develop .75 miles of major local roadway. The turn radii listed on the engineering comments were discussed. The sanitary sewer depths need to be clarified. Storm drainpipe specifications need to be provided. The stormwater network positive outlet was discussed. All regulatory agency permits are required. The conflict shown between the sewer line and sidewalk will be changed.

Mr. Helms moved for preliminary and engineering plan approval, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Belvedere (Belmonte) Golf Course – Medium Development – Conceptual Review

David Tillman, Farner Barley and Associates, Inc., was present and requesting conceptual approval on a golf course. Staff comments were discussed. Two sets of drainage calculations are needed. The acreage needs to be added to the plans. Engineering comments were discussed. Details are needed for the cart path. The utilities for the restrooms need to be provided. The location of the inlet needs to be clarified. The overflow weir structure was discussed. Stormwater calculations need to be provided. All regulatory agency permits are required.

Mr. Helms moved for conceptual approval, subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS: Poinciana Country Club, Hibiscus Village Recreation Center and Poinciana/Sunset Pointe Golf Course Maintenance Facility – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a clubhouse, pro shop, pool building, recreation center, cart storage, maintenance buildings and crew building. Staff comments were discussed regarding incoming turn radiuses, flood zones, height and number of stories for the proposed buildings, acreage of each development, parking space dimensions and dumpster pad enclosure. A hydrant needs to be added to the maintenance facility. Engineering comments were discussed. The owner/developer and engineer information is needed on the plans. Pedestrian crossings for the sidewalk cuts were discussed. All regulatory agency permits are required.

Mr. Helms moved for preliminary and engineering approval, subject to revised plans being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

Q&A Public Forum

None

The next meeting is scheduled for December 8, 2003.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried.

The meeting adjourned at 3:25 P.M.